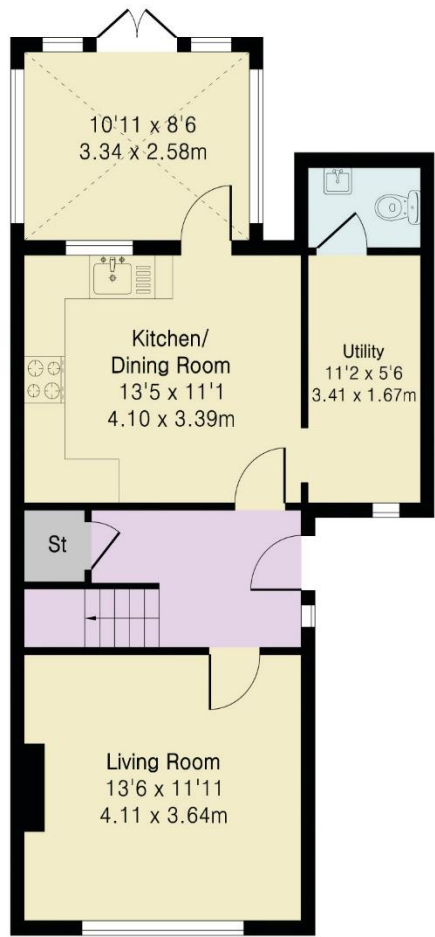


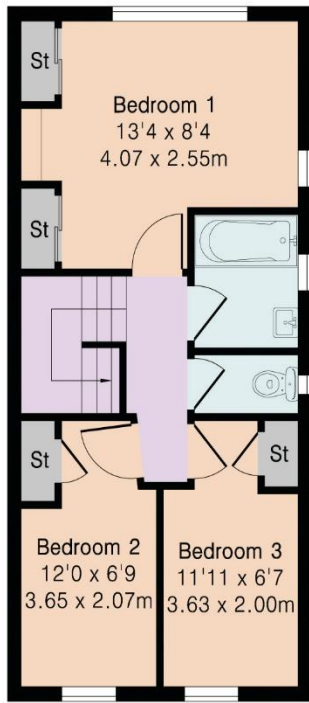
Approximate Gross Internal Area 992 sq ft - 92 sq m

Ground Floor Area 589 sq ft – 55 sq m

First Floor Area 403 sq ft – 37 sq m



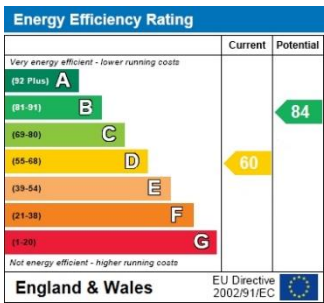
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

**Aldykes, Hatfield Freehold**  
**Price £350,000**



- A three-bedroom corner plot semi-detached home in a popular area of Hatfield, close to good schools and the town centre. Offering great potential for improvement and extension.
- Three-bedroom semi-detached home in a sought after Hatfield location
  - In need of modernisation, allowing for personalisation
  - Spacious lounge and kitchen/dining room
  - Separate utility/storage room & ground floor cloakroom/WC
  - Conservatory leading to a generous 45 ft rear garden
  - Three well sized bedrooms with a separate family bathroom & WC
  - Double driveway providing off street parking for two vehicles
  - Set on a corner plot with potential for extension (STPP)
  - Close to excellent local schools & town centre amenities
  - Ideal for home movers, first time buyers, or buy to let investors







## Entrance Hall

Accessed via the front door, featuring an under stairs storage cupboard, double radiator, textured ceiling, and doors leading to:

## Lounge

Bright and spacious, with a double glazed window to the front aspect, single radiator, textured ceiling, and multiple power points.

## Kitchen/Dining Room

Overlooking the rear garden, this space features double glazed windows, a rear door for garden access, tiled flooring, a single radiator, and a range of base and eye level units with roll top work surfaces and tiled splashbacks. There is space for a cooker with an extractor fan, a fridge/freezer, and plumbing for a washing machine. A one bowl sink unit with stainless steel mixer taps completes the setup.

## Utility Room/Storage

Fitted with storage units, a wall mounted boiler, UPVC double glazed opaque window to the front, power points, and a door leading to:

## Ground Floor Cloakroom/WC

Features a low level flush WC, wall mounted wash hand basin, laminate wood style flooring, and a UPVC double glazed opaque window to the rear.

## Conservatory

A fantastic additional space with double glazed windows to the side and rear aspects, French doors leading to the garden, and laminate wood style flooring.

## First Floor:

## Landing

Provides loft access and doors leading to all bedrooms and bathroom

## Bedroom One

A dual aspect double bedroom with double glazed windows to the rear and side, a double radiator, a range of fitted wardrobes, and a textured ceiling.

## Bedroom Two

A well-proportioned room with a double glazed window to the front aspect, laminate wood style flooring, a single radiator, and a textured ceiling.

## Bedroom Three

Features a double glazed window to the front aspect, a single radiator, and laminate wood style flooring.

## Bathroom

Comprises a panel enclosed bath with an electric shower, wash hand basin with a vanity unit, partly tiled walls, inset spotlights, a double glazed opaque window to the side, and laminate wood style flooring.

## Separate WC

Fitted with a low level flush WC, double glazed opaque window to the side aspect, and laminate wood style flooring.

## Rear Garden

Approximately 45 feet, mainly laid to lawn, with mature plant and shrub borders and a raised decking area, perfect for outdoor relaxation.

## Front & Driveway

A double driveway provides off street parking for two vehicles. The property, set on a corner plot, offers great potential for extension (subject to planning permission).

## Further Details

The property is Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**